

173/57

183 PAGE 57

SHEET 1 OF 2 SHEETS

PARCEL MAP NO. 17244

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP NO. 13634
AS PER MAP FILED IN BOOK 138, PAGES 35 TO 39 INCLUSIVE, OF PARCEL MAPS,
RECORDS OF LOS ANGELES, COUNTY, CALIFORNIA.

85-1537303
85-1537303

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE
LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE
DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND
FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT
THE CONSTRUCTION OF BUILDINGS OR OTHER STRUCTURES AND PARKING FACILITIES WITHIN PARCEL 2.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER
PUBLIC WAYS SHOWN ON SAID MAP.

D B C ASSOCIATES GENERAL PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP COM-
POSED OF ARCIERO & SONS, INC., A CALIFORNIA CORPORATION AND MARLBOROUGH
DEVELOPMENT CORPORATION, (OWNER).

BY: ARCIERO & SONS, INC., A CALIFORNIA CORPORATION, PARTNER

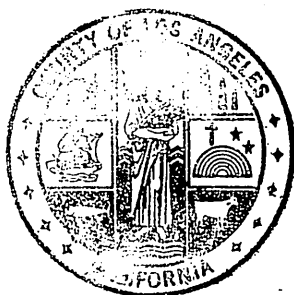
Frank Arciero
FRANK ARCIERO, PRESIDENT

Frank Arciero Jr.
FRANK ARCIERO JR., SECRETARY

BY: MARLBOROUGH DEVELOPMENT CORPORATION, A CORPORATION, PARTNER

Rose E. Rothstein
ROSE E. ROTHSTEIN
FINANCE VICE PRESIDENT

Karen Hudson
KAREN HUDSON
ASSISTANT SECRETARY



STATE OF CALIFORNIA } ss
COUNTY OF LOS ANGELES }

ON 12/17/85 BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FRANK
ARCIERO PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT
AS THE PRESIDENT, AND FRANK ARCIERO JR. PERSONALLY KNOWN TO ME OR
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON
WHO EXECUTED THE WITHIN INSTRUMENT AS THE SECRETARY OF ARCIERO AND
SONS, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON
BEHALF OF D B C ASSOCIATES, GENERAL PARTNERSHIP THE PARTNERSHIP THAT
EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORP-
ORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP
EXECUTED THE SAME.

Annalisa T. Evaland
NOTARY PUBLIC

STATE OF CALIFORNIA } ss
COUNTY OF LOS ANGELES }

ON December 19, 1985 BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROSE E.
ROTHSTEIN PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN IN-
STRUMENT AS THE FINANCE, VICE PRESIDENT, AND KAREN HUDSON PERSONALLY
KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO
BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE ASSISTANT
SECRETARY OF MARLBOROUGH DEVELOPMENT CORPORATION THE CORPORATION
THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF D B C ASSOCIATES,
GENERAL PARTNERSHIP THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRU-
MENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME
AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

Fay A. Mathews
NOTARY PUBLIC

THE SIGNATURE OF THE COUNTY OF LOS ANGELES EASEMENT HOLDER FOR STORM DRAIN
PURPOSES AS DISCLOSED BY DEED RECORDED AUGUST 18, 1970 AS INSTRUMENT NO. 2908
OF OFFICIAL RECORDS HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION
66436, SUBSECTION (C) (1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS
SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURE IS NOT
REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF THE COUNTY OF LOS ANGELES EASEMENT HOLDER FOR PUBLIC UTILITY
PURPOSES AS DISCLOSED BY DEED RECORDED OCTOBER 19, 1970 AS INSTRUMENT
NO. 187 IN BOOK D4863, PAGE 222 OF OFFICIAL RECORDS, HAS BEEN OMITTED
UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (C) (1) OF THE SUB-
DIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE
TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.
AND RECORDED 5-21-76 AS INSTR. NO. 3543 IN BOOK D7090 - 227, OF OFFICIAL RECORDS,
THE SIGNATURES OF THE STATE OF CALIFORNIA EASEMENT HOLDER FOR HIGHWAY
SLOPE PURPOSES AS DISCLOSED BY DEED RECORDED OCTOBER 19, 1970 AS IN-
STRUMENT NO. 187 IN BOOK D4863, PAGE 222, OFFICIAL RECORDS, HAS BEEN
OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (C) (1) OF THE
SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A
FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF THE COUNTY OF LOS ANGELES EASEMENT HOLDER FOR STORM DRAIN AND
DRAIN INGRESS AND EGRESS PURPOSES AS DEDICATED ON MAP OF TRACT NO. 31153
IN BOOK 896, PAGES 62 TO 68 INCLUSIVE OF MAPS, HAS BEEN OMITTED UNDER
THE PROVISIONS OF SECTION 66436, SUBSECTION (C) (1) OF THE SUBDIVISION
MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE
AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

ALL OF THE ABOVE ARE RECORDS OF LOS ANGELES COUNTY

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A
FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION
MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FRANK ARCIERO IN NOVEM-
BER, 1985. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS
TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT
THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE
OR WILL BE IN PLACE WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF
THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO
BE RETRACED.

Peter F. Pfeiler
PETER F. PFEILER, C.E. 12507

THE FILING OF THIS PARCEL MAP DOES NOT CONSTITUTE ABANDONMENT OF THE STORM
DRAIN EASEMENTS ACQUIRED BY THE COUNTY OF LOS ANGELES PER INSTRUMENT
NO. 2908, RECORDED AUGUST 18, 1970, OF OFFICIAL RECORDS.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF GOLDEN
SPRINGS DRIVE WITHIN OR ADJACENT TO THIS SUBDIVISION
REMAINS A PUBLIC STREET, WE HEREBY GRANT TO THE
COUNTY OF LOS ANGELES THE RIGHT TO RESTRICT DIRECT
VEHICULAR INGRESS AND EGRESS FROM PARCEL 2 TO
THE SAID STREET, IF ANY PORTION OF SAID STREET
WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED,
SUCH VACATION TERMINATES THE ABOVE DEDICATION
AS TO THE PART VACATED.

WE FURTHER CERTIFY THAT WE KNOW OF NO EASEMENT
OR STRUCTURE EXISTING WITHIN THE EASEMENTS HEREIN
OFFERED FOR DEDICATION TO THE PUBLIC OTHER THAN
PUBLICLY OWNED WATER LINES, SEWERS OR STORM
DRAINS, THAT WE WILL GRANT NO RIGHT OR INTEREST
WITHIN THE BOUNDARIES OF SAID EASEMENTS
OFFERED TO THE PUBLIC EXCEPT WHERE SUCH
RIGHT OR INTEREST IS EXPRESSLY MADE SUBJECT TO
THE SAID EASEMENTS.

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN
FILED AND DEPOSITS HAVE BEEN MADE THAT ARE RE-
QUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND
66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER-CLERK OF THE
BOARD OF SUPERVISORS OF THE COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA

BY *William J. Thompson*
DEPUTY

COUNTY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE
SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATE DEC 30 1985 BY *Daniel J. Jimenez*
DEPUTY

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT
OF \$ 94,600 HAS BEEN FILED WITH THE
CLERK OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES AS SECURITY FOR THE
PAYMENT OF TAXES AND SPECIAL ASSESSMENTS
COLLECTED AS TAXES ON THE LAND SHOWN ON MAP
OF TRACT NO./PARCEL MAP NO. 17244 AS
REQUIRED BY LAW.

EXECUTIVE OFFICER-CLERK
OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES STATE OF
CALIFORNIA

BY *William J. Thompson*
DEPUTY

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CON-
VEYED BY THE WITHIN DEDICATION OR GRANT TO THE COUNTY OF
LOS ANGELES, A GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED
UNDER AUTHORITY OF TITLE 21 OF THE LOS ANGELES COUNTY
CODE ADOPTED BY THE BOARD OF SUPERVISORS OF SAID COUNTY
AND THE GRANTEE CONSENTS TO THE RECORDATION THEREOF BY
ITS AUTHORIZED OFFICER.

COUNTY ENGINEER
DATE DEC 30 1985 BY *Daniel J. Jimenez*
DEPUTY

THE SIGNATURE OF TRANSAMERICA DEVELOPMENT COMPANY, A CORPORATION, OWNER
OF INTEREST IN OR RIGHTS TO OIL, GAS AND OTHER HYDROCARBONS AND MINERALS
PER DEED RECORDED MARCH 29, 1968 IN BOOK D3955 PAGE 185 OF OFFICIAL RECORDS AND
RECORDED JUNE 19, 1969 IN BOOK D4407, PAGE 591 OF OFFICIAL RECORDS,
HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (C)
(3) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF UNIVERSITY OF REDLANDS, A CALIFORNIA CORPORATION, OWNER
OF AN UNDIVIDED 28/84THS INTEREST, LOUISE CURRIER RAMSAY, OWNER OF AN
UNDIVIDED 12/84THS INTEREST, GEORGE CURRIER WHEELER, OWNER OF AN UNDIVIDED
15/84THS INTEREST, JOSIE MAY NORTON, OWNER OF AN UNDIVIDED 7/84THS
INTEREST, CURRIER CARLTON HOLMAN, OWNER OF AN UNDIVIDED 7/84THS INTEREST,
MARGUERITE HOLMAN, OWNER OF AN UNDIVIDED 7/84THS INTEREST, FOREST EDWARD
FIELD, OWNER OF AN UNDIVIDED 4/84THS INTEREST, JAMES HUNTER, OWNER OF AN
UNDIVIDED 2/84THS INTEREST, AND HOWARD R. HUNTER, OWNER OF AN UNDIVIDED
2/84THS INTEREST, OWNERS OF AN INTEREST IN OR RIGHTS TO OIL, GAS AND
CASINGHEAD GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS PER DEED
RECORDED IN BOOK 35179, PAGE 74, OF OFFICIAL RECORDS, HAVE BEEN OMITTED
UNDER THE PROVISIONS OF SECTION 66436 (C) (3) OF THE SUBDIVISION MAP
ACT.

THE SIGNATURE OF TRANSAMERICA DEVELOPMENT COMPANY, A CORPORATION,
FORMERLY CAPITAL COMPANY, A CORPORATION, OWNER OF INTEREST IN OR RIGHTS
TO OIL, GAS AND OTHER HYDROCARBONS AND MINERALS PER DEED RECORDED JUNE
30, 1965 AS INSTRUMENT NO. 1027 IN BOOK D2959, PAGE 114, OF OFFICIAL RECORDS,
HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUB-SECTION (C)
(3) OF THE SUBDIVISION MAP ACT.

ALL OF THE ABOVE ARE RECORDS OF LOS ANGELES COUNTY

PORTIONS OF PARCELS 1 & 2
IN AND ADJACENT TO THE
NATURAL DRAINAGE COURSES
ARE SUBJECT TO FLOOD HAZARD

099-317
099-337

SCALE 1" = 300'

SHEET 2 OF 2 SHEETS

PARCEL MAP NO. 17244

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FILED WITH LOS ANGELES
COUNTY RECORDS
DEC 30 1985

MONUMENT NOTES:

- INDICATES NOTHING FOUND SET 2" I.P. TAGGED RCE 12507 (6" ON) EXCEPT AS NOTED
- INDICATES 2" I.P. TO BE SET TAGGED RCE 12507 (6" ON) EXCEPT AS NOTED
- INDICATES FOUND 2" I.P. TAGGED R.C.E. 8793 PER TRACT NO. 31151, M.B. 866-69/75
- INDICATES FOUND 2" I.P. TAGGED R.C.E. 11932 PER TRACT NO. 25579, M.B. 862-40/46

CRISIS OF BEARINGS:

THE BEARING N. 55° 30' 00" E. FOR THE CENTERLINE OF GOLDEN SPRINGS DRIVE AS SHOWN ON PARCEL MAP NO. 13634, P.M.B. 138-35-39 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

ESTABLISHED FROM S.W. AT RECORD ANGLE AND DISTANCE FROM P.I. PER C.S.B. 5367

SET 9" I.P. & T. TAGGED R.C.E. NO. 12507, FD. 5" I.P. 0.08' 5" I.P. & 0.08' E.V. NO REF. FD. 1" I.P. & T. 0.05' 5" I.P. & 0.16' W.V. NO REF. ESTABLISHED AT RECORD DIST. FROM P.I. PER C.S.B. 5367

FD. 5" I.P. PER C.S.B. 4408-18 ACCEPTED AS P.I.

FD. 5" I.P. PER TIES IN C.S.B. 4408-18 USED FOR LINE

ESTABLISHED AT RECORD DISTANCE PER P.M.B. 138-35-39

FD. 1" I.P. & 0.04' TAG PER STATE HWY. FB. 81-151-3

ORANGE
W.L.Y. LINES
P.M.B. 13634

EASEMENT OF THE COUNTY OF LOS ANGELES FOR PUBLIC UTILITY PURPOSES PER INSTR. NO. 187, REC. 10-19-70, O.R. & INSTR. NO. 3543, REC. 5-21-76, O.R.

FD. L. TK. & D.O.H. TAG IN CONG. BASE OF FENCE POST PER STATE HWY. FB. 81-151-3

FD. 1" I.P. & D.O.H. TAG PER STATE HWY. FB. 81-151-2

NWLY & SWLY LINES OF P.M. 13634, P.M.B. 138-35-39

FD. 5" I.P. PER L.A. CO. ENGR. FB. 4400-81

FD. 5" I.P. PER L.A. CO. ENGR. FB. 4405-20 & C.S. MAP NO. B-5367

FD. 5" I.P. PER L.A. CO. ENGR. FB. 4408-19 & C.S. MAP NO. B-5367 DID NOT FIT TIES ESTAB. BC. 0.04' NLY & 0.01' WLY FOR BEST FIT OF TIES, FD. 1" I.P. & T. NO REF. 0.18' 30" & 0.09' W. ALSO FITS RECORD ANGLE & DISTANCE FROM S.W. PER C.S.B. 5367

5.41° 47' 23" E. 105.00' & 10' STORM DRAIN EASE. OF THE COUNTY OF LOS ANGELES PER INSTR. NO. 2908, RECORDED 8-18-70, O.R.

5.25° 20' 47" E. 80.00' & 10' STORM DRAIN EASE. OF THE COUNTY OF LOS ANGELES PER INSTR. NO. 2908, REC. 8-18-70, O.R.

SET L&T MKD RCE 12507 IN CONG. FOOTING OF FENCE POST

EASEMENT OF THE COUNTY OF LOS ANGELES FOR STORM DRAIN & STORM DRAIN INGRESS & EGRESS PURPOSES PER TR. NO. 31153, M.B. 876-62-68 SEE DETAIL "A" FOR DIMENSIONS

2
92.5 AC. Gross
92.2 AC. Net

FD. L. TK. & D.O.H. TAG IN LIEU OF R. WALL IN CONG. BASE OF FENCE POST PER STATE HWY. FB. 81-151-3

EASEMENT OF THE COUNTY OF LOS ANGELES FOR PUBLIC UTILITY PURPOSES PER INSTR. NO. 187, REC. 10-19-70, O.R. & INSTR. NO. 3543, REC. 5-21-76, O.R.

REMAINDER PARCEL

FD. 2" I.P. DN. 6", NO REF. NO TAG SET TAG RCE. 12507, ACCEPTED AS CORNER OF TR. NO. 28579, M.B. 862-40-46
FD. 2" I.P. DN. 6", NO REF. NO TAG, SET TAG RCE. 12507 ACCEPTED AS CORNER OF TR. NO. 28579, M.B. 862-40-46

SPRINGS DRIVE

SPRINGS DRIVE

NATURAL DRAINAGE COURSE

NATURAL DRAINAGE COURSE

NATURAL DRAINAGE COURSE

NATURAL DRAINAGE COURSE

NATURAL DRAINAGE COURSE

NATURAL DRAINAGE COURSE

NATURAL DRAINAGE COURSE

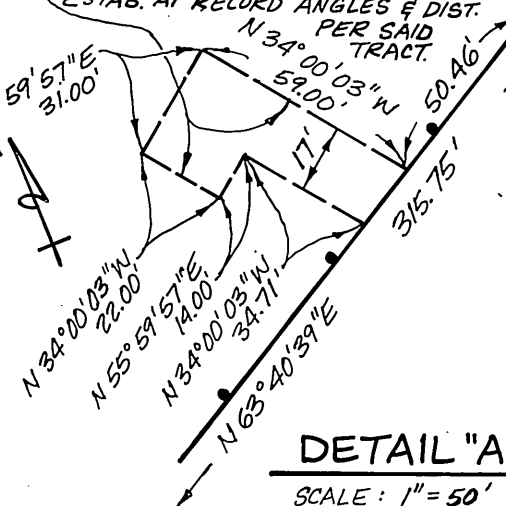
ESTABLISHED AT RECORD ANGLE FROM S.W. PER P.M.B. 138-35-39

NOTE:
ALL POINTS SHOWN AS "SET" WERE ESTABLISHED BY COMPASS ADJUSTED RECORD COURSES BETWEEN FOUND MONUMENTS, UNLESS OTHERWISE NOTED. PER P.M. NO. 13634, P.M.B. 138-35-39.

STREET CURVE DATA:

- A Δ=75°14'00" R=1150' L=1510.03' T=886.15'
- B Δ=41°38'48" R=1190' L=864.98'
- C Δ=40°34'06" R=1150' L=814.26' T=425.04'
- D Δ=40°34'06" R=1110' L=785.94'
- E Δ=23°50'09" R=1150' L=478.42' T=242.72'
- F Δ=23°50'09" R=1190' L=495.06'

EASEMENT OF THE COUNTY OF LOS ANGELES FOR STORM DRAIN & STORM DRAIN INGRESS & EGRESS PURPOSES PER TR. NO. 31153, M.B. 876-62-68 ESTAB. AT RECORD ANGLE & DIST. PER SAID TRACT.



DETAIL "A"
SCALE: 1" = 50'

PORTIONS OF PARCELS 1 & 2 IN AND ADJACENT TO THE NATURAL DRAINAGE COURSES ARE SUBJECT TO FLOOD HAZARD